

WE/GF/NJ/PD11351
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Planning and Development Control
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Dear Sir / Madam,

**LONODN SCHOOL OF HYGIENE AND TROPICAL MEDICINE
15-16 TAVISTOCK PLACE, CAMDEN, NW1
APPLICATIONS FOR LISTED BUILDING CONSENT AND SECTION 96A - NON-MATERIAL AMENDMENT
TO PLANNING PERMISSION REFERENCE 2015/3406/P, APPROVED ON 27th JANUARY 2017 AND
SUBSEQUENTLY AMENDED VIA MINOR-MATERIAL AMENDMENT APPLICATION 2017/5914/P,
APPROVED ON 27TH JUNE 2018**

We write on behalf our client, The London School of Hygiene and Tropical Medicine, to seek Listed Building Consent and approval of non-material amendments to the permitted scheme (comprising works permitted by Planning Permission ref. 2015/3406/P and subsequently amended via a Section 73 application ref. 2017/5914/P).

The nature of the non-material changes proposed are summarised below and set out in detail on the proposed drawings and Design and Access Statement that accompany this submission.

The following documents accompany this applications:

- Completed Application Forms prepared by Montagu Evans;
- This Cover Letter (including Planning Statement, Heritage Statement and Design and Access Statement) prepared by Montagu Evans;
- Proposed Drawing Schedule (below) prepared by Montagu Evans;
- Permanent Works to Listed Wall Schedule prepared by Kier; and,
- Application Drawings prepared by Kier and BMJ Architects.

Non-material Amendment / Listed Building Consent

As the works relate to a boundary wall that forms part of a number of Grade II Listed terraced hotels on Cartwright Gardens, this application seeks Listed Building Consent for the works. A duplicate application has been submitted to the Council under planning portal ref. **PP-07228923**, to secure the works as non-material amendments to the approved scheme detailed above.

Proposed Amendments

The proposed works to the permitted scheme consist of:

- Underpinning of listed boundary wall;
- Installation of RHS Posts, bolted to listed boundary wall;
- Installation of planters and services conduit at high level, using RHS Posts;
- Demolition of connecting concrete soffit between existing shed and the listed wall.

These are made explicit in the following planning drawings submitted as part of these applications for approval:

- As Existing Ground Floor Plan (level 0) Layout – PL(00)03 Rev A;
- Level 0 Boundary Wall – TP2-BMJ-ZZ-00-PL-A-1900;
- North East Boundary Wall Restraint Details - SK.101;
- Boundary Wall Typical Bay – TP2-BMJ-ZZ-XX-PL-A-1905;

As the proposals are non-material we note that there will be no change in:

- Built extent or volume;
- The amount of floorspace provided; and,
- The proposed building's relationship with its context.

Design and Access Statement

Design

As set out above, the proposed alterations are required to facilitate the already permitted development. The proposed changes relate only to very minor works necessary in stabilising the listed boundary wall and creating ledges for the installation of approved planters and services conduit.

Access

Access to the permitted development will be entirely unaffected by the proposed non-material amendments. As such, we rely on the permitted access arrangements continuing to be acceptable to Camden in the absence of any material changes since that approval.

Heritage Statement - Assessment of Proposals

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') sets out the statutory duty of decision makers considering applications for listed building consent development. In considering whether to grant listed building consent the decision maker shall:

"... have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Development plan policy relating to the historic environment generally reflects the statutory provisions of section 16 and 72 of the Act and national policy. The relevant heritage policies contained within the London Plan (Policy 7.8 Heritage Assets and Archaeology), and Camden Local Plan (Policy D2 Heritage) seek to protect and retain the special interest of heritage assets.

The proposed works will not negatively impact the special character of this grade II listed wall or the associate crescent of Grade II listed buildings (currently hotels). The physical effect of the proposals on the listed wall are extremely minor (insertion of bolts at various locations, necessary in securing structural supports). The alterations will retain the wall in its entirety, in situ. There will be no loss of historic fabric.

The installation of structural supports will enhance the listed wall's special interest to some degree in so far as they facilitate the removal of the existing shed and physically attached concrete soffit that current completely obscure the wall from view. In better revealing the wall visually, it possible to appreciate the listed structure as a boundary wall and one of significant age with close association with the listed buildings on Cartwright Gardens.

We consider therefore that the proposed alterations would, in the least, preserve the special interest of the listed structure and are compliant with relevant statutory and planning policy provisions.

Conclusion

The application has been submitted online via the planning portal (**PP-07228913**).

We trust this information is sufficient for you to validate the application. However, if you do require any further information please do not hesitate to contact Gareth Fox or Nadine James of this office. Their details are above.

Yours faithfully,

MONTAGU EVANS LLP

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